HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2013

New Home Market

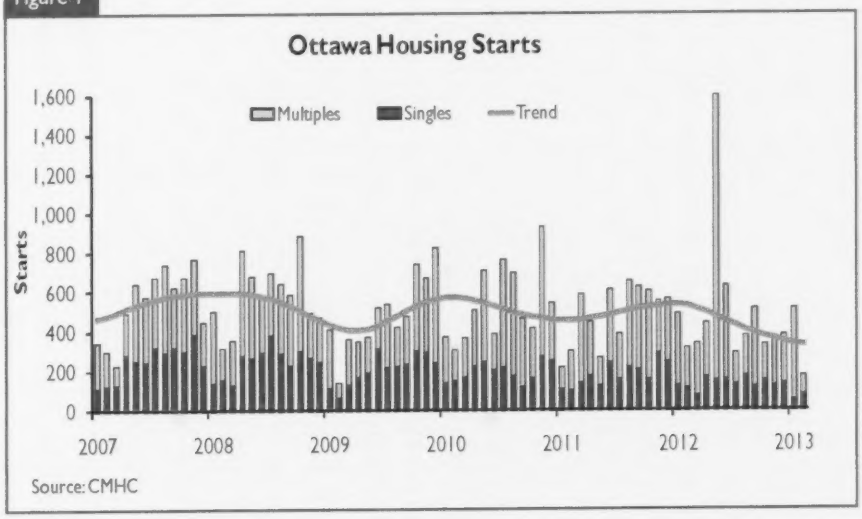
Ottawa starts moderate in February

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in Ottawa Census Metropolitan Area (CMA) totalled 172 units in February compared to 314 a year earlier. The year-to-date pace posted a 14 percent decline from the same period in 2012.

Seasonally adjusted housing starts activity slowed in February with both single-detached and multiple family construction retreating from January numbers, with multiples leading the decline. However, so far this year, singles retreated by close to half of their construction level for the same time in 2012 while multiples declined at a more modest rate.

This month, new construction growth was seen only for semi-detached

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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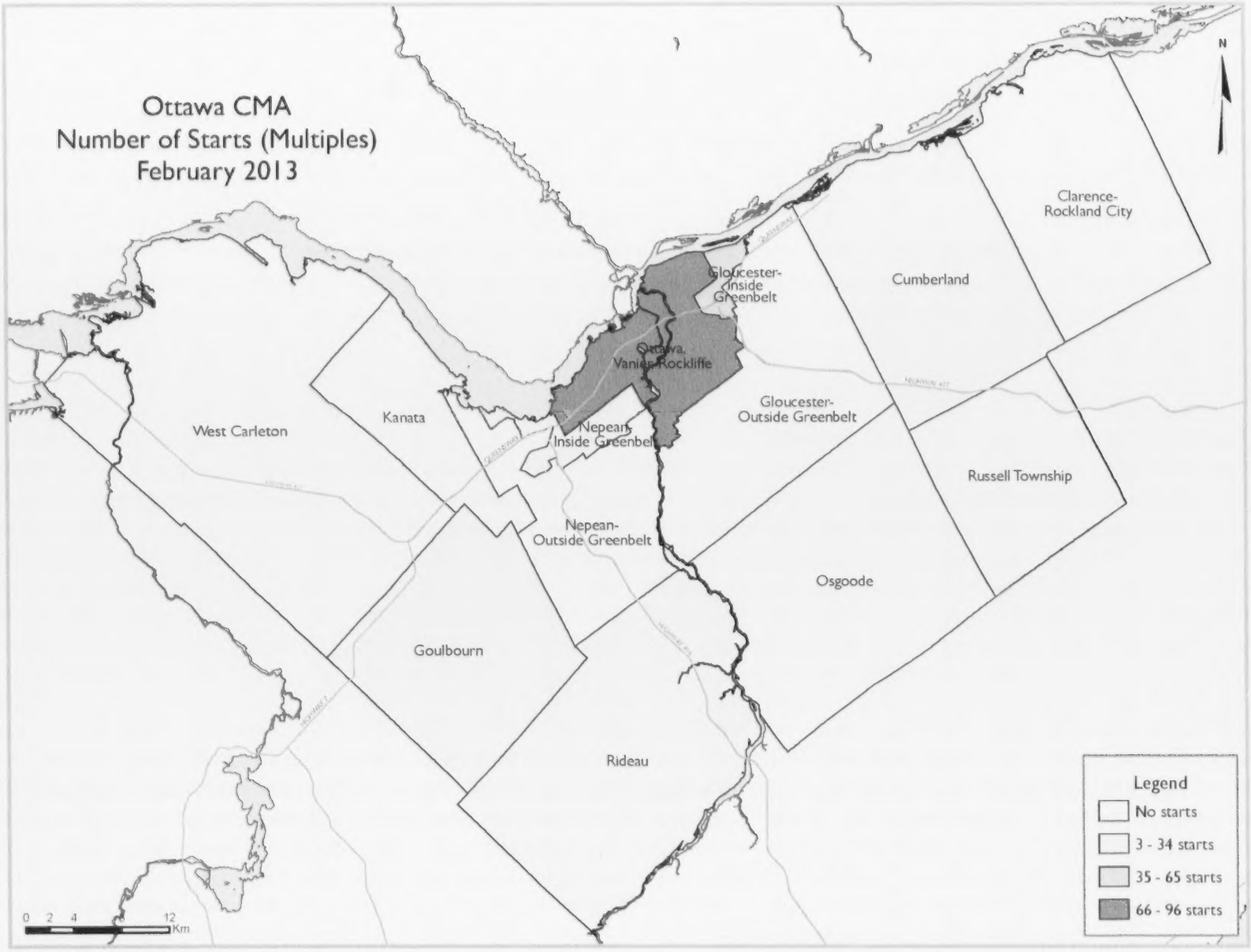
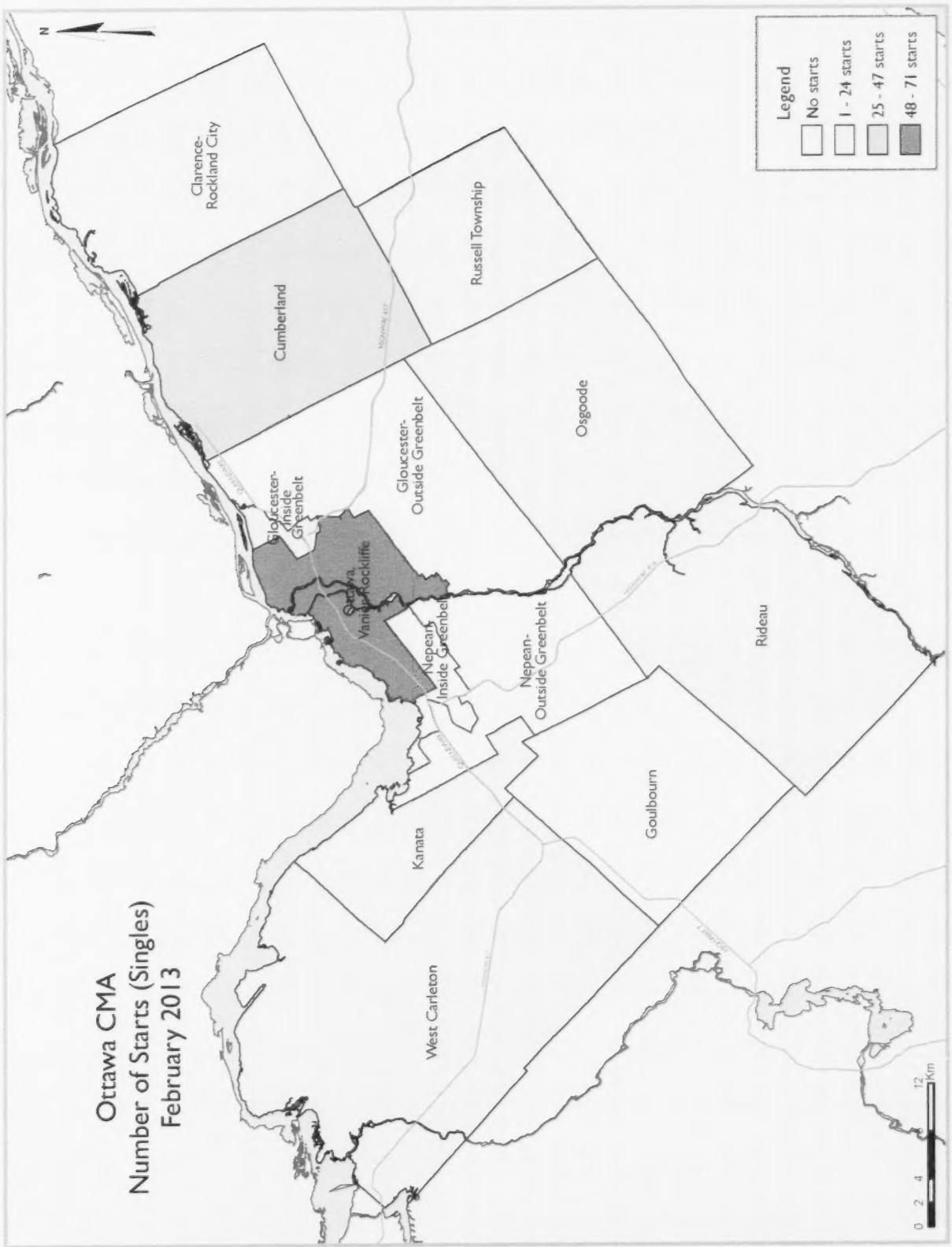
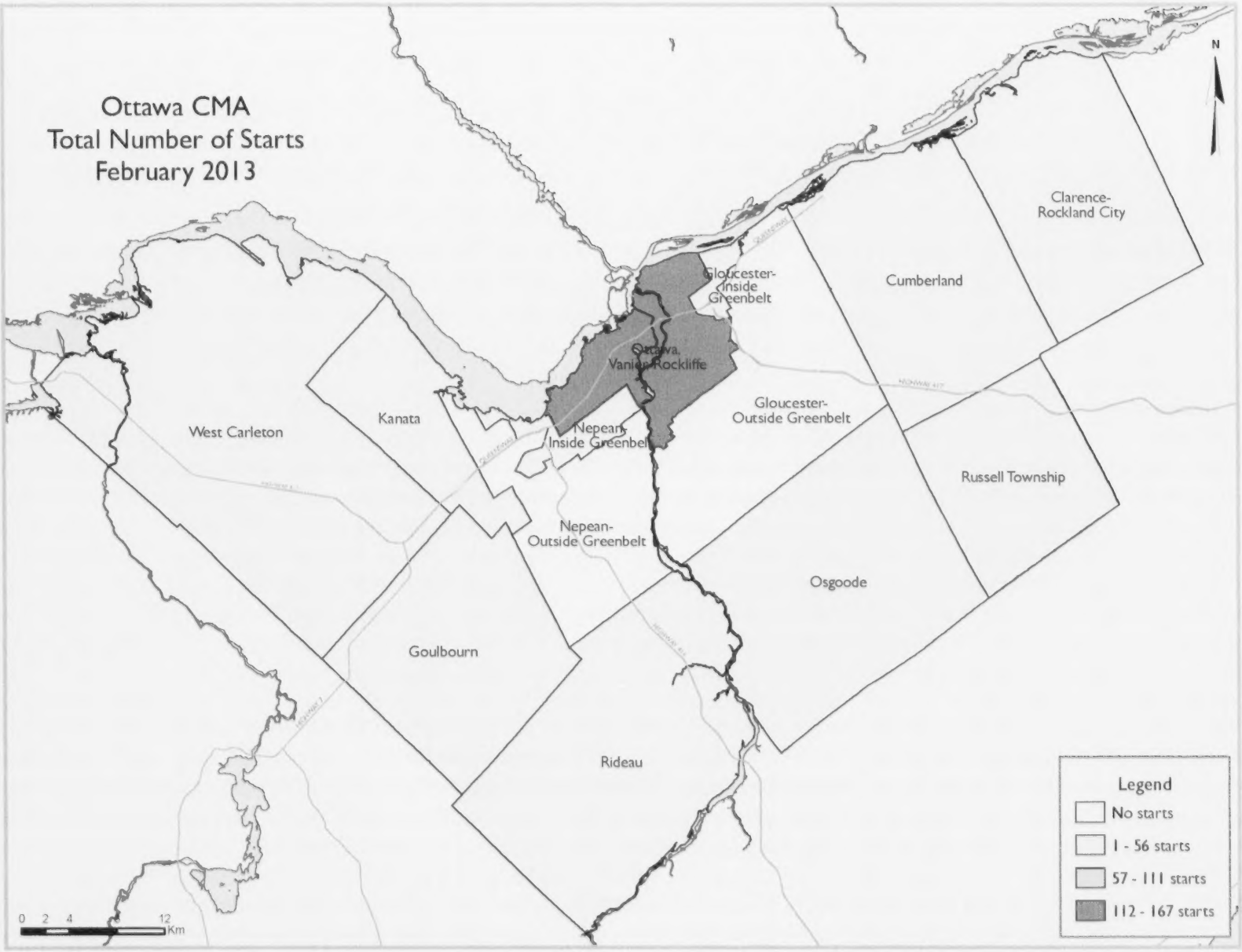
homes. Although they represent a small share of the market, at 5 per cent year-to-date, semi-detached homes are becoming increasingly popular as they are more affordable than a single-detached home, but provide more living space than a row or an apartment. The year-to-date market share of singles declined to 18 per cent from 29 per cent in 2012 as robust construction of downtown apartments in January boosted multiple starts market share.

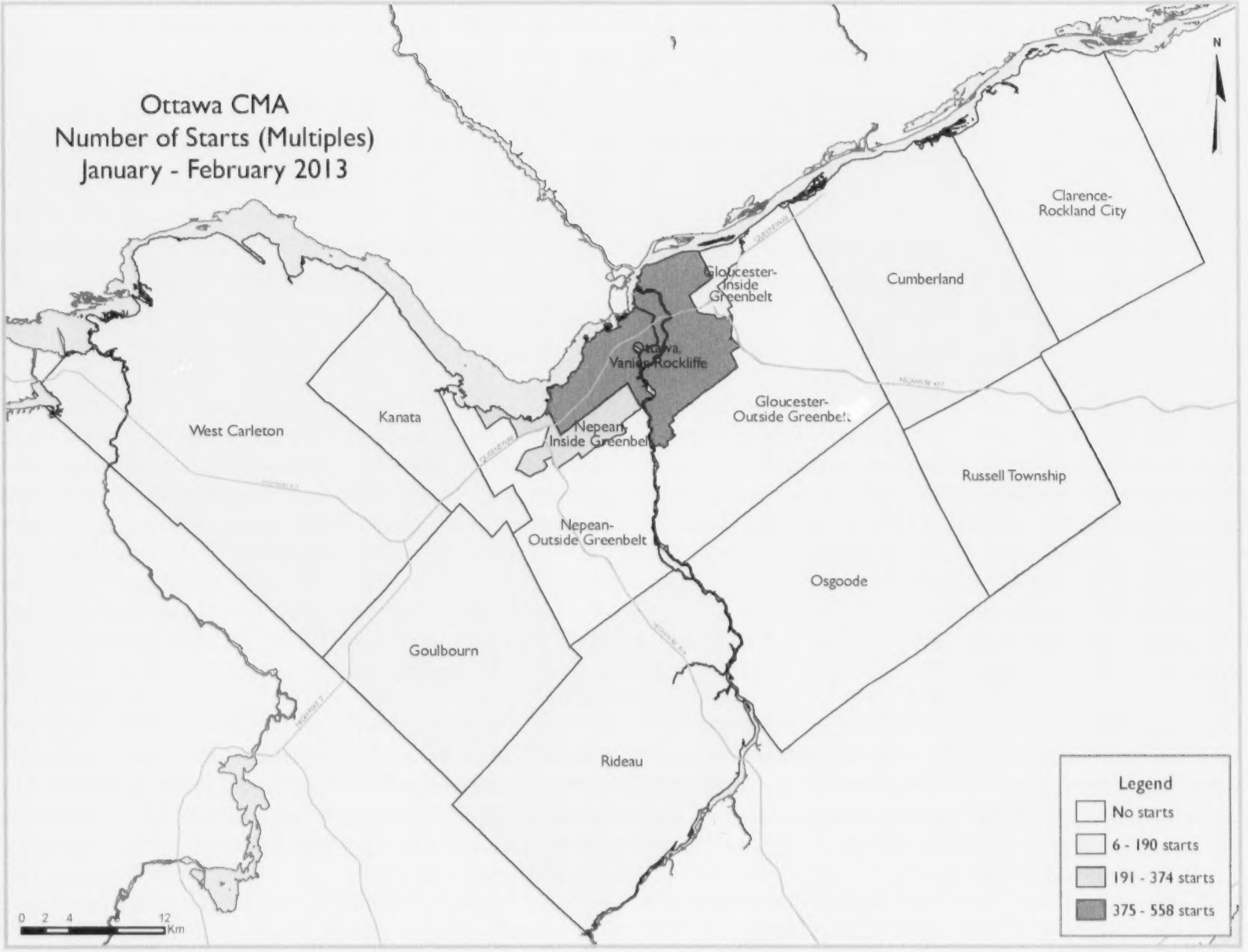
Housing starts activity in February was concentrated in Nepean, which secured a third of all construction activity. Half of all row foundations in the Ottawa CMA were poured in that area. Kanata starts came in at a distant second, capturing 15 per cent of the market, while starts in Goulbourn took over 14 per cent of the market. On the other hand, Gloucester starts retreated the most in year-over-year terms this February.

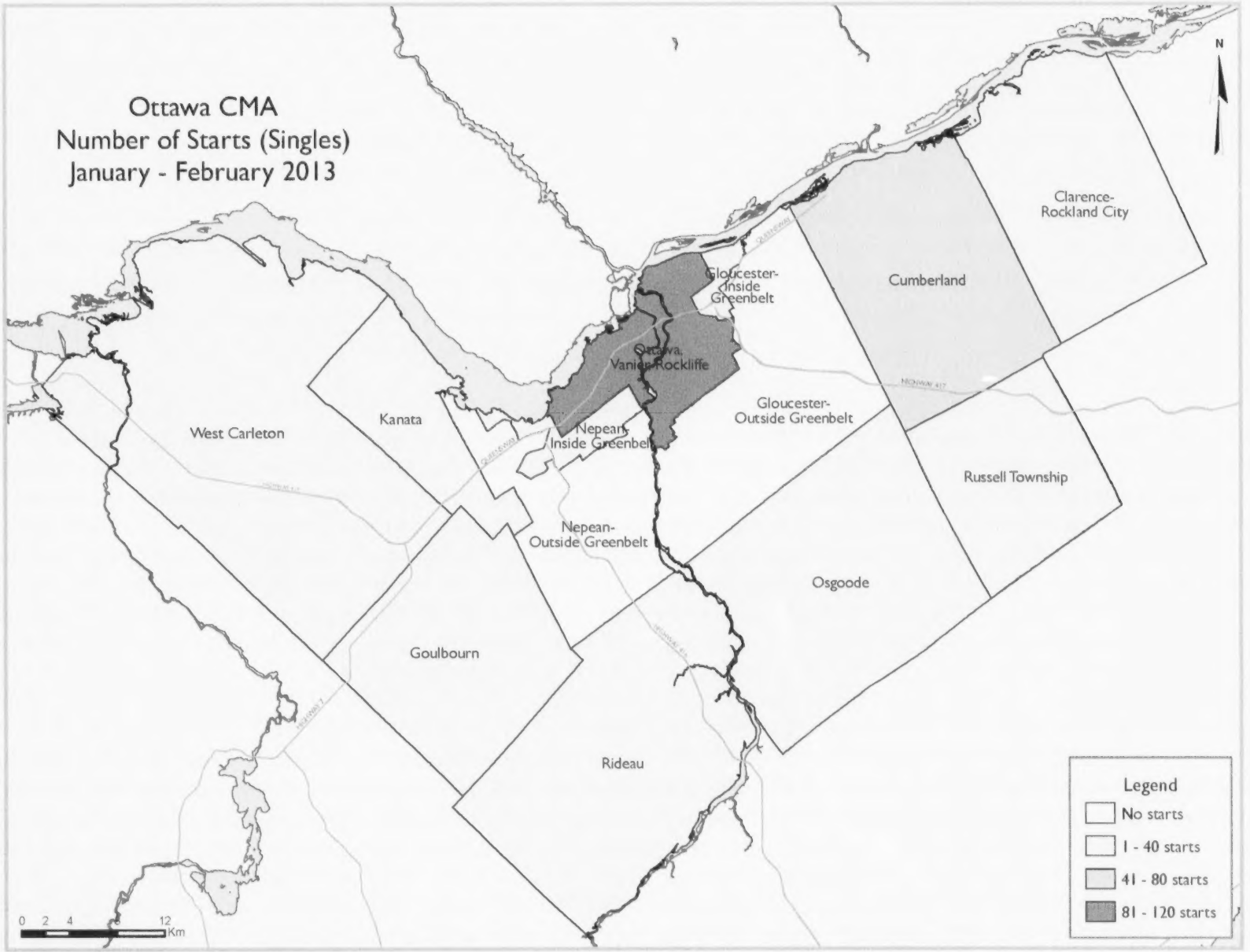
The year-to-date pace saw the most growth in the Ottawa city core followed by Kanata where both multiple and single starts have posted growth over the same period in 2012. In most other areas, construction activity has retreated from the previous year's level. Ottawa city core starts grew by 50 percent over the 2012 level and Kanata starts grew by 40 percent.

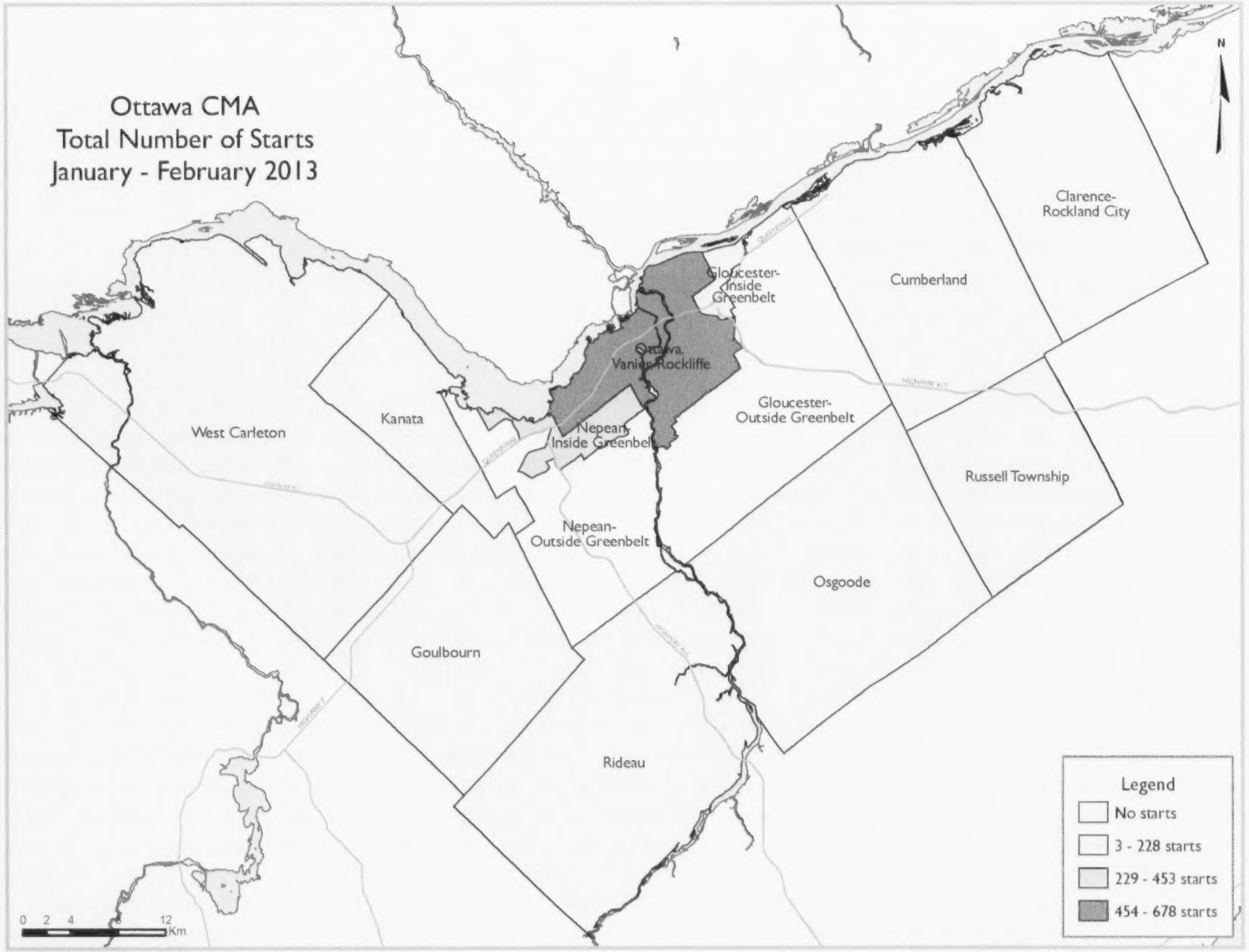

Ottawa CMA
Number of Starts (Multiples)
February 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
3 - 34 starts
35 - 65 starts
66 - 96 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
February 2013
N
Legend
No starts
1 - 24 starts
25 - 47 starts
48 - 71 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa
Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
February 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Russell Township
West Carleton
Kanata
Nepean,
Inside Greenbelt
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
1 - 56 starts
57 - 111 starts
112 - 167 starts


Ottawa CMA
Number of Starts (Multiples)
January - February 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
6 - 190 starts
191 - 374 starts
375 - 558 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - February 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 40 starts
41 - 80 starts
81 - 120 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
January - February 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
3 - 228 starts
229 - 453 starts
454 - 678 starts
0 2 4 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	76	20	56	0	0	20	0	0	172
February 2012	108	6	160	0	0	40	0	0	314
% Change	-29.6	**	-65.0	n/a	n/a	-50.0	n/a	n/a	-45.2
Year-to-date 2013	126	34	198	0	0	323	0	3	684
Year-to-date 2012	230	20	263	0	0	254	0	31	798
% Change	-45.2	70.0	-24.7	n/a	n/a	27.2	n/a	-90.3	-14.3
UNDER CONSTRUCTION									
February 2013	828	216	1,041	0	0	2,827	31	417	5,360
February 2012	1,159	148	1,273	0	0	1,612	6	198	4,396
% Change	-28.6	45.9	-18.2	n/a	n/a	75.4	**	110.6	21.9
COMPLETIONS									
February 2013	135	20	178	0	0	163	0	0	496
February 2012	125	24	173	0	0	84	2	2	410
% Change	8.0	-16.7	2.9	n/a	n/a	94.0	-100.0	-100.0	21.0
Year-to-date 2013	240	44	256	0	0	195	0	0	735
Year-to-date 2012	271	54	255	0	0	590	2	148	1,320
% Change	-11.4	-18.5	0.4	n/a	n/a	-66.9	-100.0	-100.0	-44.3
COMPLETED & NOT ABSORBED									
February 2013	64	39	83	0	0	243	n/a	n/a	429
February 2012	51	38	102	0	3	219	n/a	n/a	413
% Change	25.5	2.6	-18.6	n/a	-100.0	11.0	n/a	n/a	3.9
ABSORBED									
February 2013	130	21	169	0	0	160	n/a	n/a	480
February 2012	123	23	168	0	1	91	n/a	n/a	406
% Change	5.7	-8.7	0.6	n/a	-100.0	75.8	n/a	n/a	18.2
Year-to-date 2013	238	44	265	0	0	201	n/a	n/a	748
Year-to-date 2012	264	50	259	0	1	495	n/a	n/a	1,069
% Change	-9.8	-12.0	2.3	n/a	-100.0	-59.4	n/a	n/a	-30.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
February 2013	71	20	56	0	0	20	0	0	167
February 2012	102	6	156	0	0	40	0	0	304
Ottawa, Vanier, Rockcliffe									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Kanata									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Cumberland									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
West Carleton									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Rideau									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Osgoode									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
February 2013	5	0	0	0	0	0	0	0	5
February 2012	6	0	4	0	0	0	0	0	10
Russell Township									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2013	76	20	56	0	0	20	0	0	172
February 2012	108	6	160	0	0	40	0	0	314

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
February 2013	764	210	1,001	0	0	2,795	27	413	5,210
February 2012	1,062	140	1,257	0	0	1,574	3	194	4,230
Ottawa, Vanier, Rockcliffe									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Kanata									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Cumberland									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
West Carleton									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Rideau									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Osgoode									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
February 2013	63	2	40	0	0	32	0	0	137
February 2012	81	2	16	0	0	38	3	0	140
Russell Township									
February 2013	1	4	0	0	0	0	4	4	13
February 2012	16	6	0	0	0	0	0	4	26
Ottawa-Gatineau CMA (Ontario portion)									
February 2013	828	216	1,041	0	0	2,827	31	417	5,360
February 2012	1,159	148	1,273	0	0	1,612	6	198	4,396

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
February 2013	115	18	178	0	0	163	0	0	474
February 2012	122	24	173	0	0	84	2	0	405
Ottawa, Vanier, Rockcliffe									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Kanata									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Cumberland									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
West Carleton									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Rideau									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Osgoode									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
February 2013	1	0	0	0	0	0	0	0	1
February 2012	3	0	0	0	0	0	0	2	5
Russell Township									
February 2013	19	2	0	0	0	0	0	0	21
February 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2013	135	20	178	0	0	163	0	0	496
February 2012	125	24	173	0	0	84	2	2	410

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
February 2013	59	39	83	0	0	224	n/a	n/a	405
February 2012	47	38	98	0	3	217	n/a	n/a	403
Ottawa, Vanier, Rockcliffe									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean inside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester inside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Kanata									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Cumberland									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Goulbourn									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Rideau									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
February 2013	4	0	0	0	0	0	n/a	n/a	4
February 2012	4	0	4	0	0	0	n/a	n/a	8
Russell Township									
February 2013	1	0	0	0	0	19	n/a	n/a	20
February 2012	0	0	0	0	0	2	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
February 2013	64	39	83	0	0	243	n/a	n/a	429
February 2012	51	38	102	0	3	219	n/a	n/a	413

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
February 2013	111	19	169	0	0	160	n/a	n/a	459
February 2012	120	23	168	0	1	91	n/a	n/a	403
Ottawa, Vanier, Rockcliffe									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean inside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester inside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Kanata									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Cumberland									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Goulbourn									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Rideau									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
February 2013	1	0	0	0	0	0	n/a	n/a	1
February 2012	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
February 2013	18	2	0	0	0	0	n/a	n/a	20
February 2012	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2013	130	21	169	0	0	160	n/a	n/a	480
February 2012	123	23	168	0	1	91	n/a	n/a	406

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Ottawa City	71	102	20	6	48	156	28	40	167	304	-45.1
Ottawa, Vanier, Rockcliffe	0	6	12	0	0	0	8	0	20	6	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	11	30	6	4	24	81	12	12	53	127	-58.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	7	31	0	2	0	47	0	28	7	108	-93.5
Kanata	30	2	0	0	3	28	0	0	33	30	10.0
Cumberland	0	2	0	0	6	0	8	0	14	2	**
Goulbourn	17	22	0	0	0	0	0	0	17	22	-22.7
West Carleton	1	6	2	0	15	0	0	0	18	6	200.0
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	4	1	0	0	0	0	0	0	4	1	**
Clarence-Rockland City	5	6	0	0	0	4	0	0	5	10	-50.0
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	76	108	20	6	48	160	28	40	172	314	-45.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	120	220	34	18	190	259	334	275	678	772	-12.2
Ottawa, Vanier, Rockcliffe	1	9	26	4	0	0	314	211	341	224	52.2
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	15	62	6	10	34	154	12	12	67	238	-71.8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	9	44	0	2	42	59	0	28	51	133	-61.7
Kanata	44	11	0	0	40	36	0	0	84	47	78.7
Cumberland	15	22	0	0	6	10	8	24	29	56	-48.2
Goulbourn	25	51	0	2	6	0	0	0	31	53	-41.5
West Carleton	2	11	2	0	62	0	0	0	66	11	**
Rideau	3	2	0	0	0	0	0	0	3	2	50.0
Osgoode	6	6	0	0	0	0	0	0	6	6	0.0
Clarence-Rockland City	6	7	0	0	0	4	0	10	6	21	-71.4
Russell Township	0	3	0	2	0	0	0	0	0	5	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	126	230	34	20	190	263	334	285	684	798	-14.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Ottawa City	48	156	0	0	28	40	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	8	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	24	81	0	0	12	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	47	0	0	0	28	0	0
Kanata	3	28	0	0	0	0	0	0
Cumberland	6	0	0	0	8	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	15	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	48	160	0	0	28	40	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	190	259	0	0	331	244	3	31
Ottawa, Vanier, Rockcliffe	0	0	0	0	311	180	3	31
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	34	154	0	0	12	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	59	0	0	0	28	0	0
Kanata	40	36	0	0	0	0	0	0
Cumberland	6	10	0	0	8	24	0	0
Goulbourn	6	0	0	0	0	0	0	0
West Carleton	62	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	190	263	0	0	331	254	3	31

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Ottawa City	147	264	20	40	0	0	167	304
Ottawa, Vanier, Rockcliffe	12	6	8	0	0	0	20	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	41	115	12	12	0	0	53	127
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	7	80	0	28	0	0	7	108
Kanata	33	30	0	0	0	0	33	30
Cumberland	14	2	0	0	0	0	14	2
Goulbourn	17	22	0	0	0	0	17	22
West Carleton	18	6	0	0	0	0	18	6
Rideau	1	2	0	0	0	0	1	2
Osgoode	4	1	0	0	0	0	4	1
Clarence-Rockland City	5	10	0	0	0	0	5	10
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	152	274	20	40	0	0	172	314

Table 2.5: Starts by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	352	497	323	244	3	31	678	772
Ottawa, Vanier, Rockcliffe	27	13	311	180	3	31	341	224
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	55	226	12	12	0	0	67	238
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	51	105	0	28	0	0	51	133
Kanata	84	47	0	0	0	0	84	47
Cumberland	29	32	0	24	0	0	29	56
Goulbourn	31	53	0	0	0	0	31	53
West Carleton	66	11	0	0	0	0	66	11
Rideau	3	2	0	0	0	0	3	2
Osgoode	6	6	0	0	0	0	6	6
Clarence-Rockland City	6	11	0	10	0	0	6	21
Russell Township	0	5	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario Portion)	358	513	323	254	3	31	684	798

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Ottawa City	115	122	18	26	178	173	163	84	474	405	17.0
Ottawa, Vanier, Rockcliffe	8	6	12	10	9	3	121	72	150	91	64.8
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	39	31	4	6	58	63	42	12	143	112	27.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	24	7	0	4	77	58	0	0	101	69	46.4
Kanata	8	17	2	6	0	3	0	0	10	26	-61.5
Cumberland	4	15	0	0	34	20	0	0	38	35	8.6
Goulbourn	22	13	0	0	0	0	0	0	22	13	69.2
West Carleton	3	10	0	0	0	0	0	0	3	10	-70.0
Rideau	1	7	0	0	0	0	0	0	1	7	-85.7
Osgoode	6	15	0	0	0	26	0	0	6	41	-85.4
Clarence-Rockland City	1	3	0	0	0	0	0	2	1	5	-80.0
Russell Township	19	0	2	0	0	0	0	0	21	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	135	125	20	26	178	173	163	86	496	410	21.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	203	256	40	54	256	251	195	736	694	1,297	-46.5
Ottawa, Vanier, Rockcliffe	15	17	14	20	9	3	121	566	159	606	-73.8
Nepean inside greenbelt	2	2	0	0	0	0	0	0	2	2	0.0
Nepean outside greenbelt	43	53	4	16	87	116	74	12	208	197	5.6
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	32	37	0	4	92	70	0	0	124	111	11.7
Kanata	19	29	12	14	25	8	0	146	56	197	-71.6
Cumberland	17	49	10	0	43	28	0	12	70	89	-21.3
Goulbourn	32	25	0	0	0	0	0	0	32	25	28.0
West Carleton	12	22	0	0	0	0	0	0	12	22	-45.5
Rideau	2	7	0	0	0	0	0	0	2	7	-71.4
Osgoode	29	15	0	0	0	26	0	0	29	41	-29.3
Clarence-Rockland City	8	8	0	2	0	4	0	2	8	16	-50.0
Russell Township	29	7	4	0	0	0	0	0	33	7	**
Ottawa-Gatineau CMA (Ontario Portion)	240	271	44	56	256	255	195	738	735	1,320	-44.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Ottawa City	178	173	0	0	163	84	0	0
Ottawa, Vanier, Rockcliffe	9	3	0	0	121	72	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	58	63	0	0	42	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	77	58	0	0	0	0	0	0
Kanata	0	3	0	0	0	0	0	0
Cumberland	34	20	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	26	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	2
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	178	173	0	0	163	84	0	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	256	251	0	0	195	590	0	146
Ottawa, Vanier, Rockcliffe	9	3	0	0	121	566	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	87	116	0	0	74	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	92	70	0	0	0	0	0	0
Kanata	25	8	0	0	0	0	0	146
Cumberland	43	28	0	0	0	12	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	26	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	2
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	256	255	0	0	195	590	0	148

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Ottawa City	311	319	163	84	0	2	474	405
Ottawa, Vanier, Rockcliffe	29	17	121	72	0	2	150	91
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	101	100	42	12	0	0	143	112
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	101	69	0	0	0	0	101	69
Kanata	10	26	0	0	0	0	10	26
Cumberland	38	35	0	0	0	0	38	35
Goulbourn	22	13	0	0	0	0	22	13
West Carleton	3	10	0	0	0	0	3	10
Rideau	1	7	0	0	0	0	1	7
Osgoode	6	41	0	0	0	0	6	41
Clarence-Rockland City	1	3	0	0	0	2	1	5
Russell Township	21	0	0	0	0	0	21	0
Ottawa-Gatineau CMA (Ontario Portion)	333	322	163	84	0	4	496	410

Table 3.5: Completions by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	499	559	195	590	0	148	694	1,297
Ottawa, Vanier, Rockcliffe	38	38	121	566	0	2	159	606
Nepean inside greenbelt	2	2	0	0	0	0	2	2
Nepean outside greenbelt	134	185	74	12	0	0	208	197
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	124	111	0	0	0	0	124	111
Kanata	56	51	0	0	0	146	56	197
Cumberland	70	77	0	12	0	0	70	89
Goulbourn	32	25	0	0	0	0	32	25
West Carleton	12	22	0	0	0	0	12	22
Rideau	2	7	0	0	0	0	2	7
Osgoode	29	41	0	0	0	0	29	41
Clarence-Rockland City	8	14	0	0	0	2	8	16
Russell Township	33	7	0	0	0	0	33	7
Ottawa-Gatineau CMA (Ontario Portion)	540	580	195	590	0	150	735	1,320

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
February 2013	0	0.0	17	18.7	17	18.7	23	25.3	34	37.4	91	451,900	472,529
February 2012	0	0.0	13	14.3	16	17.6	29	31.9	33	36.3	91	468,500	509,720
Year-to-date 2013	0	0.0	20	13.6	27	18.4	39	26.5	61	41.5	147	466,900	498,804
Year-to-date 2012	1	0.5	19	9.3	22	10.8	78	38.2	84	41.2	204	487,695	506,942
Ottawa, Vanier, Rockcliffe													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	889,000	842,145
Nepean inside greenbelt													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
February 2013	0	0.0	8	21.6	3	8.1	8	21.6	18	48.6	37	494,990	488,245
February 2012	0	0.0	5	18.5	1	3.7	9	33.3	12	44.4	27	496,990	500,670
Year-to-date 2013	0	0.0	9	20.9	4	9.3	10	23.3	20	46.5	43	494,990	484,845
Year-to-date 2012	0	0.0	9	18.8	2	4.2	18	37.5	19	39.6	48	491,990	491,236
Gloucester inside greenbelt													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
February 2013	0	0.0	1	4.8	10	47.6	9	42.9	1	4.8	21	423,900	425,586
February 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2013	0	0.0	1	3.7	10	37.0	13	48.1	3	11.1	27	434,900	440,433
Year-to-date 2012	1	2.9	0	0.0	0	0.0	15	42.9	19	54.3	35	502,900	496,150
Kanata													
February 2013	0	0.0	0	0.0	4	57.1	3	42.9	0	0.0	7	--	--
February 2012	0	0.0	2	14.3	2	14.3	8	57.1	2	14.3	14	462,900	459,579
Year-to-date 2013	0	0.0	0	0.0	8	47.1	4	23.5	5	29.4	17	427,900	474,494
Year-to-date 2012	0	0.0	2	8.0	2	8.0	12	48.0	9	36.0	25	468,500	484,412
Cumberland													
February 2013	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	--	--
February 2012	0	0.0	6	33.3	9	50.0	3	16.7	0	0.0	18	405,445	398,737
Year-to-date 2013	0	0.0	5	29.4	5	29.4	6	35.3	1	5.9	17	413,900	413,024
Year-to-date 2012	0	0.0	7	16.3	14	32.6	22	51.2	0	0.0	43	434,900	420,490
Goulbourn													
February 2013	0	0.0	5	25.0	0	0.0	3	15.0	12	60.0	20	518,900	490,750
February 2012	0	0.0	0	0.0	4	44.4	4	44.4	1	11.1	9	--	--
Year-to-date 2013	0	0.0	5	16.7	0	0.0	4	13.3	21	70.0	30	536,400	533,600
Year-to-date 2012	0	0.0	0	0.0	4	21.1	7	36.8	8	42.1	19	494,900	497,111

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2012	0	0.0	1	5.6	0	0.0	2	11.1	15	83.3	18	546,900	548,139
Rideau													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Osgoode													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Clarence-Rockland City													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	0	0.0	2	28.6	4	57.1	1	14.3	0	0.0	7	--	--
Year-to-date 2012	5	62.5	2	25.0	1	12.5	0	0.0	0	0.0	8	--	--
Russell Township													
February 2013	0	0.0	7	38.9	7	38.9	4	22.2	0	0.0	18	383,150	393,965
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	13	46.4	8	28.6	7	25.0	0	0.0	28	378,100	391,664
Year-to-date 2012	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Ottawa-Gatineau CMA (Ontario portion)													
February 2013	0	0.0	24	22.0	24	22.0	27	24.8	34	31.2	109	434,900	459,555
February 2012	3	3.2	13	13.8	16	17.0	29	30.9	33	35.1	94	468,500	502,471
Year-to-date 2013	0	0.0	35	19.2	39	21.4	47	25.8	61	33.5	182	444,400	477,784
Year-to-date 2012	6	2.7	26	11.9	25	11.4	78	35.6	84	38.4	219	479,900	495,292

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2013

Submarket	Feb 2013	Feb 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	472,529	509,720	-7.3	498,804	506,942	-1.6
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	842,145	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	488,245	500,670	-2.5	484,845	491,236	-1.3
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	425,586	--	n/a	440,433	496,150	-11.2
Kanata	--	459,579	n/a	474,494	484,412	-2.0
Cumberland	--	398,737	n/a	413,024	420,490	-1.8
Goulbourn	490,750	--	n/a	533,600	497,111	7.3
West Carleton	--	--	n/a	--	548,139	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	--	n/a
Clarence-Rockland City	--	--	n/a	--	--	n/a
Russell Township	393,965	--	n/a	391,664	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	459,555	502,471	-8.5	477,784	495,292	-3.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
February 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	342,371
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	358,206
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	364,604
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	359,946
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	355,986
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	346,491
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	341,658
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	348,427
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	355,600
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	353,633
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	354,743
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,523
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	334,933
	February	924	-9.9	1,149	2,273	2,439	47.1	348,386	-0.4	354,246
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,120	8.5		6,903			351,500	3.3	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	1,716	5.3		3,955			349,688	4.6	
	YTD 2013	1,534	-10.6		4,274			346,396	-0.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24		122.7	544	6.1	72.7	1,019
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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